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LAND DEVELOPMENT PLAN & COMMUNITY FACILITIES PLAN

CLINTON, NORTH CAROLINA

ABSTRACT

TITLE:	Land Development Plan Update and Community Facilities Update.
AUTHOR:	State of North Carolina, Department of Natural and Economic Resources, Office of Industrial, Tourist and Community Resources, Division of Community Services (George E. Vaughan, III)
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ABSTRACT:	The Land Development Plan Update is an analysis of trends since 1960, a revision of population forecasts, and land requirements. Recommendations for the 1960 to 1990 period are updated to fit 1971-1990 time frame. The Community Facilities Update is an application of the trends since 1960 to the facility and services needs of the City of Clinton. Recommendations are updated to fit 1971-1990 time frame.

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FOREWORD

In the early and mid 1960's the City of Clinton conducted a comprehensive planning program. There were nine reports prepared for the city included among these were the Land Use Survey and Analysis, Population and Economy Report, Land Development Plan, and Thoroughfare Plan.

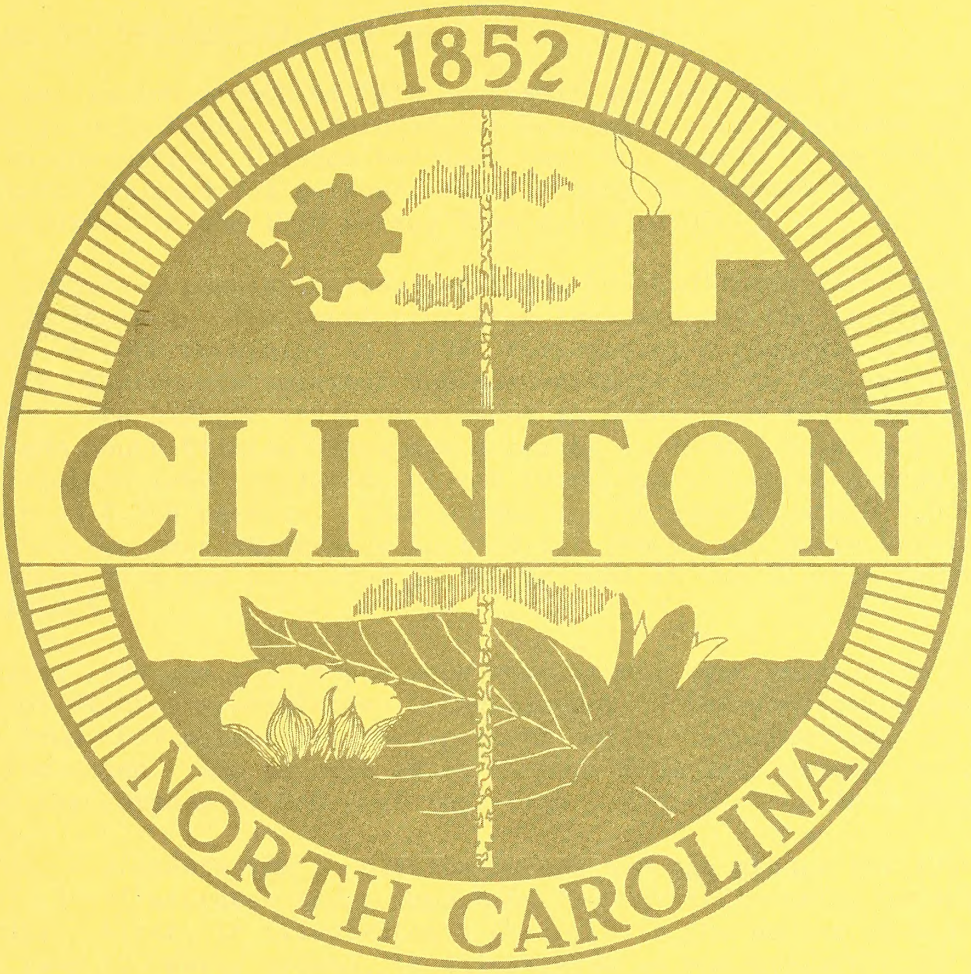
The Land Use Survey and Analysis and Population and Economy reports provided basic data for the Land Development Plan. Much of the information was based on data gathered in the late 1950's. Data available from the 1960's indicate that some of the expected trends for the planning period to 1980 have not materialized. The purpose of this report is to:

a. Review and evaluate the projections and recommendations for 1980;

b. examine new information and trends which have occurred to date;

c. project the development which can be expected to occur between the present and 1990 based on present trends.

This report is divided into two main sections: Land Development, and Community Facilities. The Land Development section will summarize the projections and recommendations of the Land Use Plan for 1980, outline where changes have occurred in the last eleven years, and forecast projected needs for the next 18 years. The community facilities section will summarize the recommendations of the 1980 plan for public improvements made for 1980, indicate the status of implementing the recommended improvements and project improvements required for 1990.



LAND DEVELOPMENT PLAN

SUMMARY EVALUATION OF THE LAND DEVELOPMENT PLAN FOR 1980

Through evaluation of the statistics outlined in Table 1, it is possible to give some insight into what has happened in the Clinton planning area in the last ten years. Evaluation of how the developments which have occurred affect the 1980 Land Development Plan makes it possible to project development from 1972 to 1990.

Population and Residential Land Use

The population growth of Clinton itself has been somewhat erratic, as can be seen in Table 2. Much of the seemingly erratic growth can be tied to annexations Clinton has made over the years. From 1960 to 1970, Clinton annexed 755 persons; and in doing so reduced the loss of persons reported in the 1970 Census from 1,059 to 304.[1]

The projected population for North and South Clinton Townships can be found in Table 3. The total projected increase for the 18-year planning period in both townships is 1,288. Forecasting a population total for the City of Clinton has somewhat dubious validity due to the possibility of annexation. The highest ratio of persons in Clinton to the total persons in North and South Clinton Townships occurred in 1960. This ratio applied to the projected 1990 population of the townships indicates a population in Clinton of 8,369 persons. This projection is approximately 5,000 fewer persons than has been forecasted in 1960 for 1980. The North Carolina Highway Commission has predicted 10,500 persons in the Clinton urbanized area in 1990.[2]

Between 1960 and 1970 there were some significant changes in the dynamics of Clinton's population. The percent of the population under 18 declined from 38.7 percent to 34.7 percent while the percentage of persons over 18 increased. The percent 18 to 64 rose from 53.9 percent to 54.8 percent, and the persons 65 and over rose from 7.4 percent to 10.5 percent.

Figure 1 presents the population by sex and age groups for 1950, 1960, and 1970. It illustrates three important factors influencing Clinton's growth rate. First, it illustrates a decrease in the number of births over the last 10 years; second, it illustrates an out migration of young

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[1] Bureau of the Census, 1970 Census of Population.

[2] North Carolina Highway Commission, Population of Urban Areas National Highway Functional Classification Study Design Year 1990. (Raleigh: State Highway Commission, 1968) p.1

Table 1
PROJECTION EVALUATION

	Actual 1960	Projections for 1980 (as projected in 1960*)	Actual 1970	Revised projections through 1990
Population:				
City of Clinton	7,641	8,113	7,157	8,369
Fringe Area	6,003	7,037	6,437	6,510
TOTAL PLANNING AREA	13,464	15,150	13,594	14,879

Remarks - The new projected population shows a growth rate which was not predicted in 1960.

Land Use in Acres for Planning Area				
Residential	1,410.5	1,892.0	1,558.7	1,684.7
Commercial	237.3	294.7	275.4	285.4
Industrial	83.0	293.0	169.4	310.4
Public & Institutional	249.0	406.9	284.0	312.9**
Rights-of-way	761.7	1,039.2	934.5	1,062.8

Remarks - The residential acreage prediction reflects the slow down in population growth, while the commercial and industrial acreage reflects the increasing importance of the Clinton area as a retail and employment center. Public and Institutional growth is geared to match the slower rate of population growth. The increase in right-of-way reflects the completion of US 701, construction of the new NC 24 and the expansion of the residential street network.

Source: North Carolina Division of Community Services

* Division of Community Planning: Land Development Plan 1960.
** Based on current ratio of 21 acres/1000 population.

FIGURE 1

AGE GROUPS BY SEX

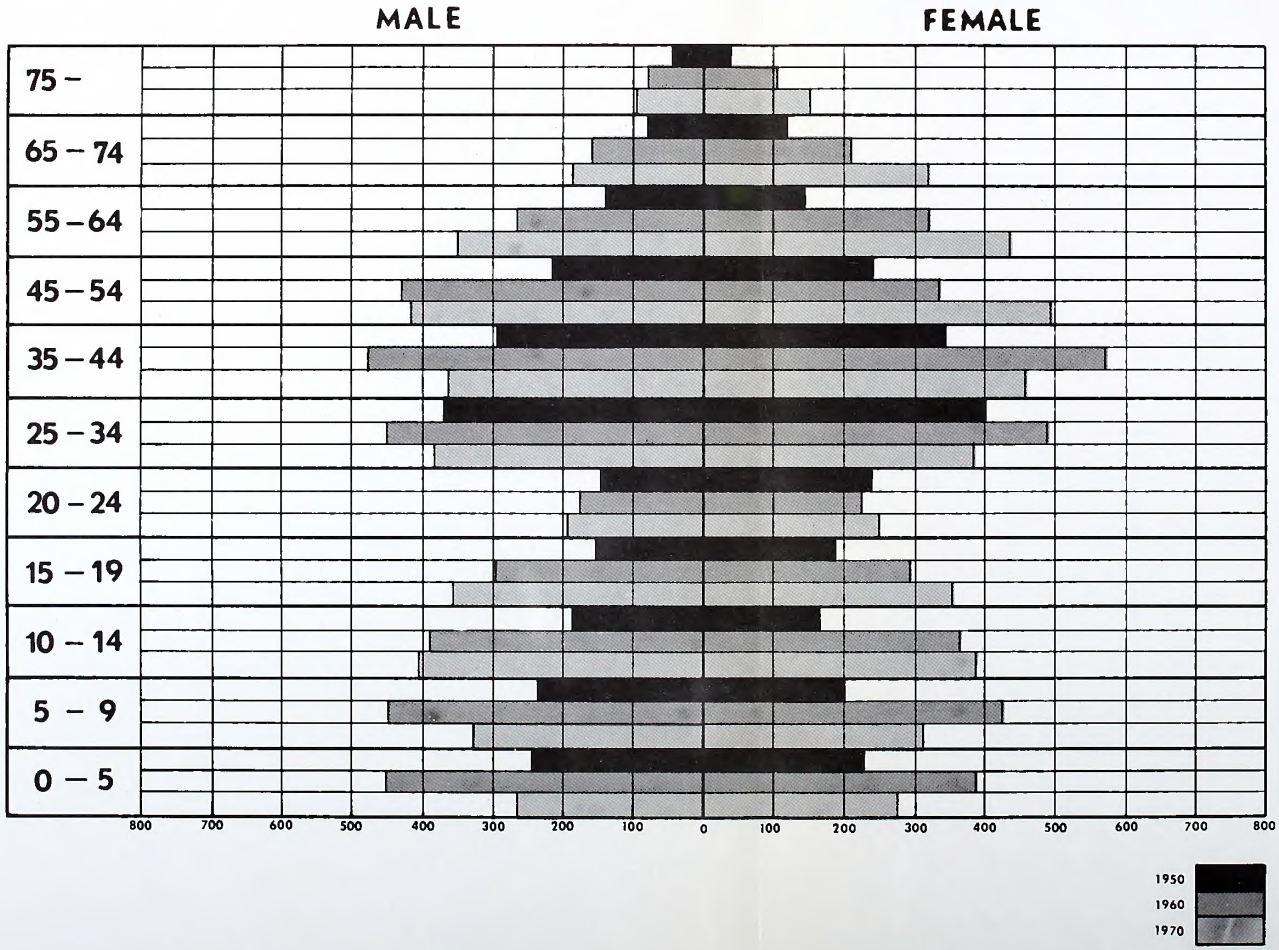

Table 2
POPULATION TRENDS OF CLINTON, NORTH AND SOUTH CLINTON

Townships	1910	1920	1930	1940	1950	1960	1970	1960-70 Change	1960-70 Percent Change
North Clinton Twp.	2,662	3,714	4,118	6,202	8,373	9,373	9,597	224	2.4
South Clinton Twp.	1,975	2,274	2,592	3,588	3,889	4,091	3,994	-97	-2.4
TOTAL	4,637	5,988	6,710	9,790	11,919	13,464	13,591	127	0.0
Clinton	1,101	2,110	2,712	3,557	4,414	7,461	7,157	-304	-4.1

Source: Division of Community Planning. Population of Counties and Minor Civil Divisions 1910-1960 (NC Department of Conservation and Development, Raleigh, N.C. 1962) and Bureau of Census, North Carolina Final Population Counts, PC(UI)-35 (US Department of Commerce, Washington, D.C. 1970).

Table 3
POPULATION TRENDS AND PROJECTION FOR NORTH AND SOUTH CLINTON TOWNSHIPS

Townships	1940	1950	1960	1970	1980*	1990*	Absolute Difference	Percent Difference
North Clinton Twp.	6,202	8,030	9,373	9,597	10,417	10,798	1,201	12.5
South Clinton Twp.	3,588	3,889	4,091	3,994	4,140	4,081	87	2.2
TOTAL	9,790	11,919	13,464	13,591	14,557	14,879	1,288	14.7

Source: North Carolina Department of Administration, Division of State Planning.

*County totals are the averaged results of the least squares, arithmetic and geometric methods. Townships are then derived by the step-down ratio method.

workers; and third, it illustrates an increasingly large portion of the population over 55 years of age. In studying the graph, it should be borne in mind that each of the 1960 and 1970 figures include people annexed during the time spans.

The percent of the population which is non-white has fluctuated between 1950 and 1970. The non-white population rose from 34.3 percent in 1950, to 42.6 percent in 1960, and then decreased to 38.7 percent in 1970. The fluctuation in this figure is partially influenced by annexations. The 1970 Census indicates the non-white population had declined from 3,181 in 1960, to 2,763 in 1970. The sharpest decline has been among young black males and females. Much of the decline is probably attributable to a lack of local employment opportunity and better job opportunities elsewhere.

Change in residential development in the Clinton area has paralleled the same pattern that population growth has taken in the last ten years. Total residential acreage has increased by only 148.2 acres in the planning area in the last ten years. If the 1960 projection had developed as expected, 100 additional acres of residential development should have occurred in the last ten years.

Existing Housing Supply. The 1970 Census of Population provides some very interesting insights into the existing housing supply in the City of Clinton. There were a total of 2,447 year-round housing units listed in the 1970 Census. There were a total of 12,999 rooms in occupied and vacant year-round housing, which averaged approximately 0.55 persons/room. While 17.9 percent of all units have more than four persons, 90.9 percent of all housing units have four or more rooms. Table 4 presents a summary of housing and its relation to the population of Clinton.

Since the 1970 Census, 100 additional units of public housing have been opened. Thirty of these are designated for the elderly. Also, there have been building permits issued for approximately 40 residential units. Through the Neighborhood Development Program, 26 units of substandard housing will be demolished in 1972. In the coming years, Clinton will be faced with replacing both its older and substandard housing, in addition to expanding the housing supply to meet new growth.

Economy and Commercial and Industrial Land Use

Clinton serves as the primary non-agricultural employment center in Sampson County; and in recent years, its economic life has become more diversified. Primary employers in the area include manufacturing, commerce, government and professions.

Table 4
HOUSING AND POPULATION, 1970 CENSUS OF POPULATION

Total Year-round Housing Units	2,447
Number without complete plumbing	393
Occupied Year-round Housing Units	2,333
Units with or less than 1.00 persons/room	2,132
Units with more than 1.01 persons/room	201
Units with more than 1.51 persons/room	74
Units with 1.01 Persons/Room or More	
Number of persons	1,317
Under 18 years	739
18-64 Years	494
65 years and over	32
Persons in units with all plumbing	796
Persons in units without all plumbing	521
Units with 1.51 Persons/Room or More	
Number of persons	538
Under 18 years	331
18-64 years	194
65 years and over	13

Source: Bureau of Census, Final Population Counts 1970 Census of Population.

Manufacturing. Manufacturing is the leading employment industry for the Clinton area. There are 3,487 persons employed in industry in the Clinton area, which is equivalent to 48.7 percent of Clinton's population.[3] Clinton accounts for 68.4 percent of all industrial employees in Sampson County. For the most part, industrial wages in Sampson County are low. In 1969, the average weekly industrial wage was $85.28 as compared to an average of $106.45 for the state.[4]

Manufacturing employment in Clinton will rise by approximately ten percent when Libby-Owens Ford opens and Beaunit's expansion is completed.

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[3]Southeastern Economic Development Commission, Reference Data Manual, (Elizabethtown: SEDC, May, 1971). p.7.

[4]Department of Administration, North Carolina State Government Statistical Abstract (Raleigh: State of NC, March, 1971). p. 364.

The greatest gains in manufacturing acreage was recorded outside of Clinton itself in planning districts 6 and 9 (Figure 2 depicts the planning districts used in 1960). The expansion of the Kennedy Wood Plant and the location of Libby-Owens Ford accounts for the increase in district 6, while Beaunit accounts for the expansion in district 9. Expansion of Lundy Packing Company and Vann Industries accounts for the greatest amount of manufacturing within the City of Clinton.

Commerce. Clinton serves as the retail and wholesale center for most of Sampson County. While most of the wholesaling involves building supplies, there is a wide variety of retailing establishments located in Clinton, including major department stores, general merchandise stores, speciality shops and automobile and farm implement dealers.

"Sales Management Magazine" estimated that the effective buying income of Sampson County in 1970 was $82,804,000, which is an increase of 74.1 percent from 1960.[5] The North Carolina Department of Revenue listed total retail sales in Sampson County for fiscal year 1970-1971 as $72,330,068. Sales in Clinton for the first six months of 1971 totaled $26,138,745.[6] Retail sales for the year 1960 totaled $18,093,000 in Clinton. Although this appears to be quite a spectacular rise, the tremendous amount of price inflation which has occurred in the last ten years must be borne in mind.

The majority of commercial land is located in the Central Business District and along US 701 on the east side of the city. Commercial acreage increased by three-tenths of a percent between 1960 and 1971. This increase is due as a result of both the development of vacant land and the conversion of former residential land. The increase of commercial land is most notable in the Central Business District and planning district 1. The largest increase occurred in district 5.

Comparison of the 1980 projections and the 1970 and 1971 data indicates that the projections were accurate and that the projection for 1991 should be increased above the 1980 level.

Community services. Clinton, as the governmental center of Sampson County, has between 800 and 900 governmental employees. This figure includes local governments, the city school system, Sampson County Hospital and federal employees. Employment by government should increase as services provided by government are increased in the coming years.

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5 _____, "Survey of Buying Power." Sales Management Magazine, June, 1970, p. D 119.

6 _____, "Retail Sales Total $72 Million." Sampson County Independent, September 23, 1971.

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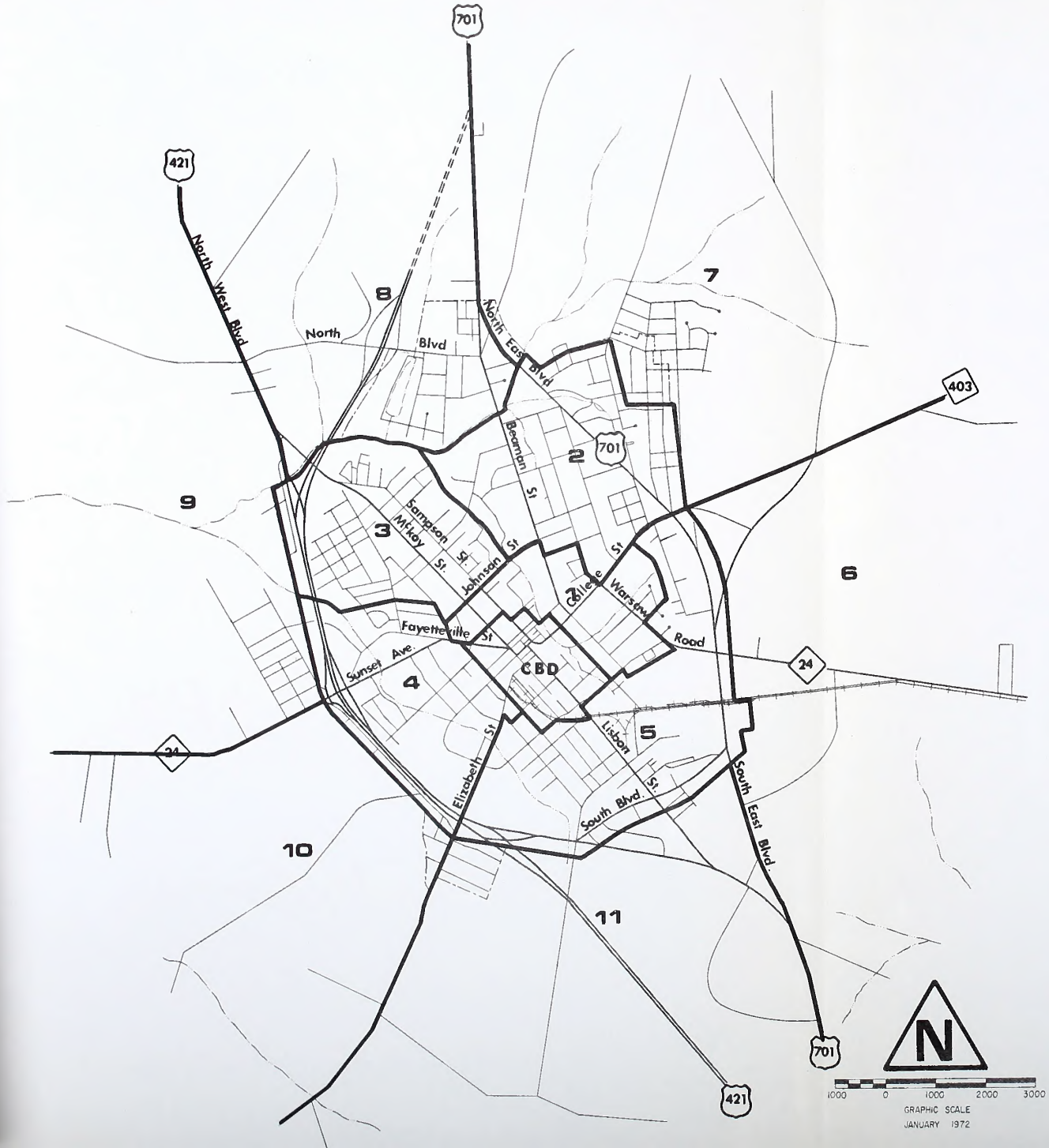
PLANNING DISTRICTS



There was a 35 acre increase between 1960 and 1971 in community services acreage which is 50 percent lower than the 1980 projected acreage figure should be for 1970. The amount of land developed for community services to 1991 should follow the lower anticipated population growth rate.

Transportation

Combining the separate figures for streets, railroads and other transportation as a land use accounts for 6.6 percent of Clinton's land area. Between 1960 and 1971, transportation registered the largest percentage gain, primarily due to the improvement of US 421 around the west and south side of Clinton and to the addition of several subdivision streets to the north and northeast of Clinton. When US 701 Bypass is completed and new NC 24 constructed, a few hundred additional acres will be added to the total acreage devoted to transportation. The following table is a list of projects that were recommended in the 1960 plan and the status of the improvement.

1990 LAND USE NEEDS

Future land use requirements are closely tied to the projected population. In the 1960 Land Development Plan, the 1980 population for the Clinton area was projected to be 15,150.[7] The current estimate by the North Carolina Highway Commission for the urbanized area for 1990 is projected to be approximately 10,500. Because of Clinton's ability to annex, it is not realistic to project a population for the city itself. The 1990 projected population of 14,879 for North and South Clinton Townships will be used for computing land use requirements for the planning period. This projection represents an increase of 1,288 persons.

Residential Requirements

To fully cover the residential needs for Clinton, it is necessary to examine the existing housing supply, alternative housing types, and the residential acreage necessary to provide housing at a density healthy in respect to both the natural and social environment.

Housing Types. Solving the housing problems of Clinton in the future and possibly the future population of the city will depend a great deal on the type of housing available. Logically, the more types of housing available, the more persons that can have their housing needs satisfied in the Clinton area. This is not meant to suggest that an over supply of housing be built.

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[7]Division of Community Planning. Clinton, North Carolina: A General Plan, p. 4.

Table 5
RECOMMENDATIONS OF 1980 THOROUGHFARE PLAN

Description	Status
Establish Capital Improvement Fund.	Partially Implemented
Extend Graham across College Street to Fisher Drive.	Not Implemented
Widen Fisher Dr. at Vance St.	Not Implemented
Open new street from Fayetteville St. to Sampson.	Implemented
Realign and improve the intersection of Johnson St. and Fayetteville St.	Implemented
Extend Wall St. south and convert to one-way southbound and acquire off-street parking facilities.	Not Implemented
Widen Chestnut St. to 4 lanes from Fayetteville St. to John St.	Implemented
Close Vance St. adjacent to Court-house Square.	Not Implemented
Improve Sampson St.	Partially Implemented
Convert McKoy and Sampson to one-way streets.	Not Implemented
Widen and extend Faison St. to Beamon.	Not Implemented
Realigh Faison at Fayetteville St.	Not Implemented
Widen Sunset to 4 lanes.	Implemented
Extend Bizzell to Floy St.	Implemented
Extend Peterson to Carter St.	Not Implemented
Extend Peterson to Boykin St.	Not Implemented
Extend Eastover to Butler Ave.	Not Implemented
Widen Beamon to 4 lanes - College to Peterson.	Not Implemented
Widen John St. to 4 lanes - Ferrell to Lisbon St.	Not Implemented
Realign John St. at Lisbon St.	Not Implemented
Extend John St. to Barrus St.	Not Implemented
Convert Elizabeth St. to one-way Outbound from Lisbon to Barrus St.	Not Implemented
Extend North Boulevard to Fairfax St.	Not Implemented
Extend Herring St. across Dollar Branch.	Implemented
Extend Woodland Dr. to Barrus St.	Not Implemented
Extend Floy St. to Elizabeth St.	Implemented
Extend South Boulevard across 701	Not scheduled for 1960-1971
Extend Fairfax St.	Not Implemented
Widen East Boulevard.	Implemented
Widen West Boulevard.	Implemented
Extend new radial facilities be-yond bypasses.	Not scheduled for 1960-1971
Acquire row and construct outer loop.	Not scheduled for 1960-1971

Source: Thoroughfare Plan: Clinton, N.C. (NC Department of Conservation and Development, Raleigh, N.C.), 1961.

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Source: Thoroughfare Plan: Clinton, N.C. (NC Department of Conservation and Development, Raleigh, N.C.), 1961.

LAND DEVELOPMENT PLAN MAP, 1990

There are two modes in which to describe housing type. The most common would be as a description of construction: single-family detached, duplex, apartment, mobile home, etc. The second use of "housing type" would be describing the need it fulfills. Examples of this use of the word are: low, moderate, and fixed income; low maintenance or care free; expandable, etc.

One of Clinton's greatest housing problems seems to be that many families have too much for their needs; and at the present time, there is little alternative in selection in the housing supply. There is a need to provide less spacious housing for both young couples starting out and for older couples who either cannot afford or do not desire to maintain a home larger than their needs. These two groups can be satisfied by any number of housing types (construction). Included in these would be duplexes, townhouses, apartments, condominium cooperatives, and well designed mobile home parks.

By providing smaller sized housing for those that desire it, some of the existing housing supply can be freed for families that need larger homes.

Residential Acreage Requirements. The projected population growth for the next 20 years will require some additional residential acreage. Assuming an average of 3.4 persons per household, there will be 378 additional housing units needed by 1990. Assuming a density of three houses per gross acre, an additional 126 acres of residential land will be required. Residential land projections were increased by 100 percent on the Land Development Plan Map (see Figure 3) to allow for open space, easement, road right-of-way and lots over 15,000 square feet.

The total acreage devoted to residential use 20 years from now will depend a great deal on the flexibility of the zoning ordinance. Provisions should be included for permitting a wide range of suitable housing types to be profitably developed within densities acceptable to the City of Clinton.

Commercial Requirements

In forecasting commercial acreage requirements for Clinton, increases in employment as well as population growth must be taken into consideration. Even though Clinton's population declined between 1960 and 1970, commercial acreage increased 16.1 percent. Much of this can be attributed to the increase of nonagricultural employment and income in the area.

In dealing with Clinton's commercial acreage requirements, a differentition must be made between the region serving function and the local or neighborhood commercial needs. The Central Business District and commercial areas along US 701 serve as regional commercial areas.

The Central Business District serves as the regional retail commercial center for most of Sampson County. The NDP program will provide needed land for the orderly expansion of the retail function in the Central Business District; and during the planning period, the Central Business District should be able to continue to adequately serve as the primary retail commercial center of the region.

Other types of commercial uses which serve the region and require extensive land have located on major traffic arteries on the periphery of the Central Business District or in highway commercial areas. Some of the areas will be relocated to less congested areas as a result of the NDP program.

Neighborhood commercial centers should be located conveniently near the area served. The minimum location standard for a neighborhood shopping center should require location on a collector street near a major artery. Activities in neighborhood commercial centers could include: drug stores, personnel services, grocery stores, professional offices, hardware, dime stores and like establishments. Population and income increases in the next 20 years will probably justify the construction of two neighborhood shopping areas of three to five acres each.

Industrial Requirements

Industrial development efforts in the Clinton area have experienced significant success in the last ten years. There is little reason to doubt that continued promotional efforts will bring yet more industry to the Land Development Program was completed in 1960, while there has been a 55 percent increase in land devoted to manufacturing. Employment densities have risen from 15 employees per industrial acre to just over 25 employees per acre. While this is significant in forecasting acreage requirements, it seems that new plants that have located in the Clinton area have approximately 15 employees per acre, and justifies use of that figure in evaluating acreage requirements.

At the present time, there are three undeveloped industrial sites in Clinton's one-mile area totaling 145 acres. A 40-acre site is located just north of Beaunit on the west side of US 421. The other two sites are located on the east side of US 701 South. The Committee of 100 owns a 30-acre site between Kennedy Wood Products and Libby-Owens Ford. Lundy Meat Packing owns a 75-acre tract south of Kennedy Wood Products, which is intended for the expansion of the meat processing plant. The Committee's site, Kennedy Wood Products, and Lundy's property form a continuous line of industrial property along US 701.

In addition to providing space for new industry, some sites will be necessary to accommodate some industrial and wholesaling activities which are located in the NDP project area.

The location standards listed below are taken from the 1960 General Plan and remain valid in considering new industrial sites.

1. The land must be physically suitable with reasonably level topography and good drainage.

2. Access should be available from highways, railroads, or both.

3. Sites must be of varying sizes with both close-in and fringe area locations in order to accommodate the different demands and needs of industrial and wholesaling uses.

4. Basic utilities such as water, sanitary sewer, and power must be available or easily obtainable.

5. The landscape should be attractive. Deteriorating or deteriorated areas are not suitable as sites unless complete redevelopment is undertaken.[8]

Predicting the exact industrial requirements for the 20-year period on the basis of the trends over the last ten years is not feasible. The 1960 General Plan recommended 141 acres of industrial land for the 1960-1980 planning period.[9] This estimate included a ten percent safety factor. In the last ten years, industrial acreage in the planning area has increased by 55 acres. Barring an unforeseen economic catastrophy, the need for 141 additional acres if industrial land can be extended to the 1990 planning period.

Community Services

For the planning period, the ratio of community service acres to the population will not change. A total of 24.9 additional acres will be required during the planning period.

Rights-of-Way

Streets and highways will be among the largest increases of land use during the planning period. The majority of the increase will come with the completion of US 701 and the construction of NC 24. Approximately 25 acres of the projected 128.3 acre increase will come about through development of subdivision streets.

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[8]Ibid. pp 6-7.

[9]Ibid, p. 7.

LAND DEVELOPMENT PLAN 1990

The development which has taken place in the last ten years calls for some readjustment of Clinton's Land Development Plan. Clinton has received much of the employment increase which was anticipated ten years ago; however, the population growth which was expected to follow employment growth did not materialize. Along with this fact, there are some problems which Clinton must face in the planning period if it is to reach its full potential.

Problems of Past Development

Past land development practices in Clinton present problems which are detrimental to the community's development.

Inadequate right-of-way dedication. Although current regulations governing subdivisions require dedication of at least 60 feet of right-of-way, in past years, some streets with only 20 to 30 feet of right-of-way have been dedicated to the city. This leads to long and sometimes costly procedures in obtaining the necessary right-of-way for paving, curbs, gutters and storm drainage.

Housing diversity. In recent years progress has been made in Clinton in offering adequate housing varying in type and price. Much remains to be accomplished in this field. At the present time there is no provision in the Zoning Ordinance for mobile home parks outside of the industrial zoning districts.

Mixed land-use. Problems of mixed land use occur where incompatible uses such as commerce, industry and residences are located in the same area. The results of industry and commerce-noise, smoke, odors, and heavy traffic - are not desirable in a residential atmosphere. Probably the worst area is located on the east side of Clinton. In some cases, land which was once suitable as residential development is now more suited to industrial or commercial use.

Central business district problems. In the past it has been difficult to expand and improve the Central Business District due to multiple ownership and lack of property availability at a reasonable price. Traffic, parking and pedestrian circulation are also a problem. Much can be done to improve the appearance and functionality of the Central Business District.

Opportunities for Development

At the present time there are three factors at work to influence development in Clinton: the Neighborhood Development Program, citizen interest and economic growth.

Neighborhood Development Program. This program will give the City of Clinton the opportunity to renew parts of the City which have become obsolescent, to expand the Central Business District, to improve traffic circulation, to consolidate fragmented parcels economically feasible for development. In this process much housing that is structurally or environmentally substandard will be eliminated.

Citizens desire for improvement. In recent months many citizens have expressed their desire for the city to upgrade certain areas. The active interest of the citizens of Clinton in the improvement of their area is the greatest asset any city can possess. The city should take the necessary steps to actively involve local citizens in planning and development efforts.

Economic growth. The economy of the Clinton area is growing. Along with this growth, the income of the city will increase enabling the provisions of more and better services to the area and enhancing the livability of the environment.

Projected Development

The location of future development has been based on past trends in development, suitable environmental factors, and the availability of community facilities and services.

Residential development. As it has been mentioned, 126 additional acres will be required in the Clinton area for projected residential growth. In addition to providing for new growth land will be required for replacement of substandard housing units and units converted to other uses. The new housing area as shown on the Land Development Plan Map (Figure 3) should be developed contiguous to existing residential development and within areas that can be served by extensions to the city's sewer and water systems.

Commercial development. The expansion of the Central Business District as projected in the Neighborhood Development Plan plus the development of two neighborhood commercial areas should be adequate for the planning period. The neighborhood shopping areas should total five to ten acres each. Establishment of these areas should tend to decrease both strip and scattered spot development. One could be located in the area of North Boulevard and US 701-A. A suitable location for the other would be in the vicinity of West Butler Street and West Boulevard.

At the present time a subregional shopping center is planned to be developed near the intersection of NC 24 and US 421. What effect the location of this center will have on the Central Business District is not known; however, Neighborhood Development Program traffic circulation plans will aid the Central Business District in maintaining its position of dominance.

Industrial development. With the site on US 421 north of Beaunit and the Committee of 100's site comprising a total of 70 acres of the 141 acres required for the planning period, an additional 71 acres will be needed by 1990. There are two areas where additional acreage would best be located. One area is on the west side of US 701 South. This land faces the Kennedy Wood Product plant, the Committee of 100's and Lundy's sites. The second area is along existing NC 24 east of Clinton, with several other industries located in the vicinity. Both areas are flat, and well drained. The area on NC 24 has rail service, while the area on US 701 does not. Neither of the areas would be a nuisance to existing residential areas, and both meet the criteria outlined in the section on industrial land requirements.

IMPLEMENTATION OF THE LAND DEVELOPMENT PLAN

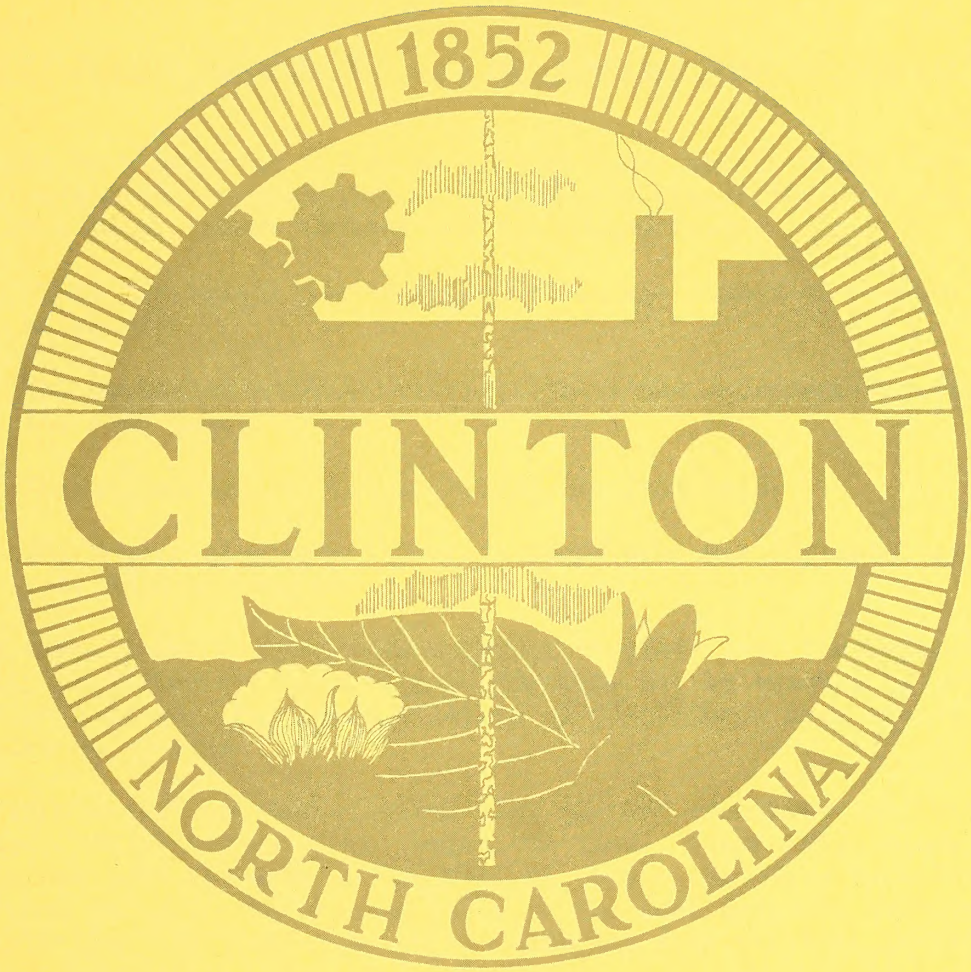
The three major tools to be used in implementing the land development plan are the zoning ordinance, subdivision regulations, and urban renewal accomplished through the Redevelopment Commission.

Zoning Ordinance. The purpose of the zoning ordinance is to regulate the type and density of land use. Clinton's Zoning Ordinance was adopted in 1961. Since that time, it has been amended on a few occasions; however, it does not reflect many valuable new zoning techniques which have been put into use since 1961. As part of the planning program, the zoning ordinance will be reviewed and revised to make its use more flexible in implementing the land development plan, and appropriate regulations will be prepared for extending zoning jurisdiction to the extraterritorial planning area.

Subdivision Regulations. The purpose of subdivision regulations is to regulate and control the division of land, to assist in the development of an efficient transportation system, and to ensure reservation of land for necessary community facilities. The subdivision regulations will be reviewed and improved where possible. These regulations will also be extended to the extraterritorial planning area.

Urban Renewal. Completion of the current Neighborhood Development Program area will take several years. The length of time will depend primarily on the availability of federal grant funds. This program presents a real opportunity for Clinton to improve its transportation system, expand its Central Business District, and improve the existing land use pattern. Upon completion of this project area, the Redevelopment Commission should begin a second project area. There are several areas which may qualify, but these areas should not be determined until the present Neighborhood Development Program is near completion and the City can assume the responsibility of another area.

The above tools, together with the Community Facilities Plan and Transportation Plan, can improve the livability of Clinton for all citizens in the coming years.



COMMUNITY FACILITIES PLAN

INTRODUCTION

The purpose of this section is to examine the recommendations of the 1960 Community Facilities Plan, to analyze the progress towards the implementation of these recommendations, and make new recommendations where current information indicates a need to do so. The first step should be to look at the changes which have taken place since 1960 as they relate to community facilities.

Overview of Changes Between 1960 to 1970 Affecting Community Facilities in Clinton.

As has been noted in the first half of this report, there have been several changes in the composition of Clinton's population. In order not to belabor this point, these changes are summarized below:

1. There has been a decrease in the average number of persons per household.

2. The number of children under 10 years has decreased sharply from the 1960 level.

3. The medium age of the population has increased.

4. The number of persons in the Clinton area has increased at a lower rate than anticipated.

All these factors considered together indicate that the population figure previously projected for Clinton for 1980 will not be reached by 1990. Revised projections indicate that the population of the Clinton area should reach 14,879 persons by 1990.

In 1960 social customs dictated that certain community facilities be segregated. In 1971 this is no longer the case. Since this change has come about, it has been the goal of the city to locate community facilities which are designed to serve all the community in the best possible area, and to locate neighborhood facilities on sites which can give the best possible service to the neighborhood.

In order to extend the Community Facilities Plan to 1990 the following factors are being taken into consideration.

1. Population characteristics, family size, medium age etc, will not change significantly during the planning period.

2. Social customs and practices will not change in such a manner to affect the provision of community services.

3. The amount of revenue available for services will not change disproportionately to the services demanded.

4. No major consolidation of city and county services will occur.

5. The projected population of Clinton and the remainder of North and South Clinton Townships will total 14,789 in 1990, approximately 8,400 of which will live within the City of Clinton.

SUMMARY EVALUATION OF THE 1960 COMMUNITY FACILITIES PLAN

Since the 1960 plan was prepared many of the recommendations have been implemented. Table 6 lists all the recommendations of the 1960 Plan and their implementation status.

The school system has changed greatly since the plan was prepared. Schools have been integrated and the grade set up of the schools has been changed. A bond referendum to build a new high school failed in 1969.

Integration also has affected the proposed improvements in the recreation system. By no longer maintaining separate facilities, the city has postponed the development of new community centers and park acquisition.

There are two other areas in which the community facility recommendations have been slow to be implemented, the water distribution system and street improvements. The water system improvements have not been made because the projected need has not materialized. Street improvements have been undertaken on a greatest need basis as money has been available. All of the projects in the Neighborhood Development Project area will be completed as part of that program.

CLINTON SCHOOL SYSTEM

Inventory and Analysis of Existing Facilities

Almost all of North and South Clinton Townships are in the Clinton School District. The district is served by five schools all of which are located within the City of Clinton. Information concerning these schools is contained in Table 7.

Membership in the system in 1971 totaled 3,371 students, and for the first month of 1972 the total was 3,376 students. The North Carolina Department of Public Instruction assisted in the completion of a school membership projection by the retention ratio method for the City of Clinton Administrative unit in December 1971. A membership of 3,302 students is projected for 1991. This

Table 6
1960 PLAN RECOMMENDATION STATUS

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
SCHOOLS:					
Elementary Schools - N of NC 24, W of NC 421	X				X
Elementary school - E of US 701 S of College St.	X				X
New High school - N of NC 24, W of NC 421	X				X
Expansion - not specified					
RECREATION: Neighborhood Rec Area & Com Cen- 16 acres N of NC 24, W of 421					X
Neighborhood Rec Area & Com Cen- 15 acres N of N.Blvd, E of SR 1749					X
Tot Lot - 2 acres S of N. Blvd between Beaman & 701				X	
NRA - 15 acres N of N. Blvd, between 701 and 421					X
NRA - 15 acres W of Eliz, S. of 421					X
NRA - 12 acres SE of McKoy St & 421	X				
NRA & Com Cen - 15 acres S of SW Blvd, E of Butler	X				
NRA & Com Cen - 15 acres S of College, E at 701	X				

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
TL - 3 acres S of College, E at 701	X				
LIBRARY: Increase reference mat. on McKoy St.		X			
Add new branch - in CBD					X
Renovate new library for additional service			X		
FIRE PROTECTION: New Fire Station in Western section					X
POLICE: Increase cars from 2 to 3			X		
WATER DISTRIBUTION SYSTEM: 12" S on 701 from city limits 6150'				X	
12" S on Stetson St from Still St. 2,050'			X		
12" E on 24 from 701, 1025'		X10"			
12" N on South Blvd from Stetson St., 770'			X		
10" N on ACL from NC 24 & ACL					X
10" E on College St. from US 701, 3200'		X 2",6"			
10" N on 701 from Kimbrough Rd. 6400"	X				
10" N on 701A from Peterson Rd., 2600'				X12"	

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
10" E on North Blvd. from 701A, 7680'				x 10"-8'	
10" N on McKoy from Bordin & McKoy, 4870'			X		
10" W on 24 from Royal Land, 2600'	X				
10" S on Elizabeth St. from S West Blvd., 3800'			X		
10" N on South Blvd. from S. West Blvd., 960'		X2"			
10" S on Lisbon St. from city limits, 3850'			X		
8" E on Fulton St. from Carolina Ave., 370'	X				
8" N on Beaver Dam Ave, from Fulton St., 3075'	X				
8" S & E on 421 from 421 & McKoy 15,360'					X
8" E on Byrd St. from 421, 965'			X		
8" W on Moore St., from 421 1410'	X				
8" S on Royal Lane from Moore St. 1795'	X				
8" S on West Butler from S West Blvd., 1280		X			
6" W on Pine View from Beaver Dam Ave., 1280'	X				
6" S on SR 1753 from Pine View, 1540'	X				

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
6" W on Fairfax from Underwood, 370'		X 2"			
6" S on Allen from Fairfax, 1280		X 6"-2"			
6" W on Wilson from Allen, 515'			X		
6" W on Felix St., from 701, 400		X 2"			
6" S on Don St. from Felix St., 500'			X		
6" E on DE St. from Don St., 400"		X 2"			
6" W on Fairview St. from 701 1540'			X		
6" N on Lloyd St. from Fairview, 980'		X 2"			
6" N on Jasper Ave. from Fairview 1020'			X		
6" S on Lakeview from North Blvd. 1080'			X		
6" S on Oakland Terrace from Moore St., 2050'	X				
6" S on Shields from Moore St., 2050'	X				
6" S on Royal from Woodland, 510'			X		
6" SE on Glendale from Royal, 1024'	X				
6" SW on Herring St. from Glendale, 260'		X 2"			

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
6" S on Polly St. from US 421, 1080'		X 2"			
6" E on Davis St. from Polly St. 640'		X 2"			
SANITARY SEWAGE: Sewage Treatment Plant			X		
Third Outfall line	X				
STORM DRAINAGE		X			
SANITATION		X			
PUBLIC BUILDINGS		X			
CEMETERIES: Clean, landscape and develop cemetery on McKoy		X			
THOROUGHFARE PLAN: Establish Cap Imp Fund setting forth annual funds for St. imp acq of ROW-St. Const.		X			
Extend Graham St. across College St. to connect with Fisher Dr.	X				
Widen Fisher Dr. at the intersection of Vance St.	X				
Open new street from Fayetteville St. to Sampson	X				
Widen Johnson St.			X		
Realign and improve the intersection of Johnson St. and Fayetteville St.			X		

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
Extend Wall St. S and convert to one-way South-bound and acquire off-street parking fac.	X				
Widen Chestnut St. to 4 lanes from Fayetteville St. to John St.			X		
Close Vance St. adjacent to Courthouse Sq. and convert to parking or ped. use.	X				
Improve Sampson St.		X			
Convert McKoy and Sampson to one-way streets.	X				
Widen and extend Faison St. to Beamon St.	X				
Realign Faison at Fayetteville St.	X				
Widen Sunset to 4 lanes.			X		
Extend Bizzell to Floy St.			X		
Extend Peterson to Carter St.	X				
Extend Peterson to Boykin St.	X				
Extend Eastover Ave. to Butler Ave.	X				
Widen Beamon to 4 lanes between College and Peterson.	X				
Widen John St. to 4 lanes between Ferrell & Lisbon St.	X				

Recommendations	Status of Recommendations				
	NOT IMPLEMENTED	PARTIALY IMPLEMENTED	IMPLEMENTED AS RECOMMENDED	IMPLEMENTED OTHER THAN AS RECOMMENDED	RECOMMENDATION BEYOND 1970
Realign John St. at Lisbon St.	X				
Extend John to Barrus St.	X				
Convert Elizabeth St. to one-way outbound from Lisbon to Barrus St.	X				
Extend North Blvd. to Fairfax St.	X				
Extend Herring St. across Dollar Branch			X		
Extend Woodland Dr. to Barrus St.	X				
Extend Floy St. to Elizabeth St.			X		
Extend South Blvd. across 701					X
Extend Fairfax St.	X				
Widen East Blvd.			X		
Widen West Blvd.			X		
Extend new radial facilities beyond by-passes					X
Acquire row & const. outer loop beyond by-passes					X

Source: A General Plan; City of Clinton
Division of Community Planning
1961

is an increase of seventy special education students in the last nine years. Also the projection does not take into account the increased emphasis being placed on completing high school.

The school system already has passed up two opportunities to initiate a kindergarten program due to a lack of facilities. Within ten years and possibly as soon as 1975, all school systems in North Carolina will be required to have a kindergarten program.

During the planning period use of College Street Elementary and the original Clinton High School Building will have to be discontinued due to age and condition of the buildings. Sampson School, in spite of its present age of 54 years, should be adequate for the planning period. Of the 147 classrooms, twenty-four, the equivalent of one elementary school, are temporary portable buildings. While these buildings are adequate as a stop gap method of instruction, they cannot replace the benefits of a permanent school building.

In regard to school sites, there are many variables to be taken into consideration: size of the site, access to the site, topography, drainage, and surrounding land use.

General standards for school site sizes have been formulated by the National Council of Educational Facility Planners. The minimum recommended school sites sizes are:

K-6: 10 acres plus one acre for each 100 students, enrollment of 500-600 students.

7-9: 20 acres plus one acre for each 100 students, enrollments of 500-1000 students desirable.

10-12: 30 acres plus one acre for each 100 students, enrollment of 750 to 1000 students desirable.

According to these standards all of Clinton's schools are located on inadequate sites.

Table 7
EXISTING SCHOOL FACILITIES

School	Grades	Permanent Classrooms	Temporary Classrooms	Age	Site Size
College Street	1-4	25	5	63	10
Kerr	1-4	19	2	18	8
Butler	5-6	24	2	23	12
Sampson	7-8	24	2	54	15
Clinton	9-12	55	13	48	20.5

Source: Clinton City School System.

Recommendations

1. The school administration feels that the most pressing need of the system is a new high school on a 50 acre site. There are three feasible site alternatives for the new high school, all of which are outside the city limits: Site "A" lies between U.S.701 and Raleigh Road, Site "B" is between Elizabeth Street and W. Butler Avenue, and Site "C" is on N.C. 24 east of the Sampson Technical Institute site. Of the three sites Site "A" would be preferable to the others based on the projected growth of the City and the existing and proposed road network.

2. The oldest part of Clinton High School should be demolished and the remaining buildings should be converted to a junior high school for grades seven through nine.

3. Sampson School should be converted to an elementary school.

4. Use of College Street Elementary should be discontinued, and a new elementary school constructed to replace it on a 15 to 20 acre site. There are two alternatives for the replacement of the College Street Elementary School: acquire a site between Warsaw Road and Jacobs Street or acquire an additional six acres at the existing site for a new school and demolish the old building.

5. Butler Elementary and Kerr Elementary are in need of additional land. With only eight acres Kerr Elementary needs an additional seven acres. Adjacent land is occupied by sound residential structures which would be expensive to acquire and move or demolish. Butler Elementary needs an additional three acres, and vacant land is available abutting the school property.

LIBRARIES

Inventory and Analysis of Existing Facilities

The main Sampson County Public Library is located in the former American Legion Building on Connestee Street, which is on the edge of the Central Business District.

The library uses all of the ground floor and approximately half of the basement. The other half of the basement is used by the Magistrate's Office. In addition to the main library room, office space for the staff and a small meeting room are housed in the building. The bookmobile for the county operates out of the main branch.

Recommendations

If the number of volumes is increased to meet the standard for the county, the library will need the use of the entire building. There are certain minor disadvantages to the present location. If the proposed county governmental complex is constructed south of the city, the library could be of more service by being moved to the old courthouse. At that location it would be in the center of the Central Business District activity.

WATER DISTRIBUTION SYSTEM

Inventory and Analysis of Existing Facilities

The City of Clinton has made several improvements to its water distribution system in the past few years, and there is only one major project remaining.

At the present time the water system is capable of producing 3,168,000 gallons per day from its wells. Peak use has been 1,100,000 gallons per day with the average use at 800,000 gallons per day. According to the City's engineers, the water supply should be no problem during the planning period.

Recommendations

1. The major project remaining involves the replacement of six, eight and ten inch mains along 701 By-Pass with 12 inch mains. This project will be completed before widening of the by-pass is begun. The new line will serve Clinton beyond the planning period. Upon completion Clinton will have a 12 inch line from SR 1924 south of Clinton to Beaver Dam Bridge in the northeastern part of Clinton.

2. The two inch line on Raleigh Road north of Kimbrough Road should be replaced with a six inch line when the new high school is built or as residential development increases.

The projected improvements are shown on the Community Facilities Map (Figure 4).

SANITARY SEWER SYSTEM

Waste Treatment Plant

Analysis. The sewage treatment plant was constructed in 1963 west of Clinton on US 421. The plant was designed to serve the equivalent of 35,000 people. At the present time the treatment plant is approaching 100 percent

of its organic capacity and 50 percent of its hydrulic capacity. Lundy Packing Company which slaughters 3,000 and processes 4,000 hogs per day is the major reason for the high organic load.

The treatment plant discharges into Williams Mill Branch. To satisfy the water quality standards, the treatment plant must raise its current efficiency level from the 75 to 90 percent range to not less than 95 to 98 percent removal of all wastes.

Recommendations. L. E. Wooten Company has just completed a study of Clinton's waste treatment needs. Their recommendations are that the sewage treatment plant's capacity be increased to serve 14,000 persons and the slaughtering of 4,000 and processing of 6,000 hogs per day. The proposed improvements would be adequate until 1995. Proposed improvements include changing the existing trickling filter plant to an activated sludge plant and use of the filter as a roughing filter. The sludge unit will be followed by a micro strainer to reduce biochemical ozygen demand and suspended solids. The effluent will be chlorinated and aerated to saturate it with dissolved oxygen prior to discharge into Mill Branch.

Outfall Sewers

Analysis. Clinton is served by two outfall sewers. Mill Branch Outfall orignates at the confluence of Cat Tail and Beaverdam Branches on the northside of Clinton. The Dollar Branch outfall originates on the southeast side of the City and generally follows Dollar Branch until it is west of U.S. 421. The present Mill Branch Outfall is adequate for the planning period. The Dollar Branch line is inadequate to carry the present sewage load.

Recommendations. It is recommended that the 12 inch section be paralleled from Lundy's by a 15 inch sewer and that the 15 inch section be paralleled by an 18 inch sewer. The capacity of the system will then range from 3.0 MGD at the upper end to 4.8 MGD at the lower section.[10]

In addition to the proposed improvements the Dollar Branch line should be extended from its present terminus on Southwest Boulevard to U.S. 701 By-Pass in the vicinity of Lundy's 75 acres to serve industrial development expected in the area.

Further expansion of the sewer system in any direction except along N.C. 24 West will be difficult due to the nature of the topography and the depth of the existing sewage lines.

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[10] L. E. Wooten, Preliminary Report on Waste Treatment Plant Improvements City of Clinton, N.C. (L. E. Wooten, Raleigh, September 1971) p. 18.

STORM DRAINAGE SYSTEM

Inventory and Analysis of Existing Facilities

Storm water removal in Clinton poses somewhat of a problem. The topography is relatively flat throughout the City making grading for drainage necessary. Some of the soil types have very little absorption capacity and water tends to pool in those areas. Precipitation, especially in the summer, comes in intense storms which dump an inch or more of water in a short period of time.

Open ditches, catch basins and drains are all employed to move storm water from the City to the natural drainage ways. Dollar, Williams, Mill, Beaver Dam and Cat Tail Branches are the primary receivers of storm water runoff.

Recommendations

While problems in the Neighborhood Development Plan area will be taken care of during the course of the project, there are several additional areas in need of attention during the planning period. These areas are in need of new storm sewer systems:

1. Bunting Street from W. Carter Street to Byrd Street.
2. E. Carter and E. Boney Streets from McCoy to Cat Tail Branch.
3. W. Lee Street, Barden Street, Winfrey Street, Edgar Street, Glendale Drive and Edgewood near Royal Street.
4. Connie Court.
5. Jacobs Street to Cat Tail Branch.
6. Phillips Street and South Boulevard.
7. E. Powell Street to Cat Tail Branch.
8. E. Cutchin and 5th Street.

Areas in need of improvements to the existing drainage system include:

1. Drag line Cat Tail and Dollar Branch to deepen channels and clear snags.
2. Sixty inch pipe in N. Fork of Cat Tail Branch under Eastover Avenue.
3. Replace line in Sycamore Street between Chestnut and Fayetteville St.

SANITATION

Inventory and Analysis of Existing Facilities

The City of Clinton carries out its responsibility for the collection and disposal of refuse in the City through the Sanitation Department. The City provides twice weekly backyard pick up and weekly curb pick up of yard trimmings. Equipment used in this operation includes three packers, two open body trucks and a front end loader.

Clinton is using two landfill areas. The landfill at the end of Royal Lane west of Clinton is used for the disposal of brush, limbs and large appliances. The landfill of Sampson Street north of Sandhill Cemetery is used for garbage disposal.

The use of two landfills will be operationally feasible as long as there are separate pickups for yard rakings and household garbage.

The Royal Lane site has many years of use ahead, while the Sampson Street landfill will be full within two years. The D-6 Caterpillar used at the landfill will need to be replaced at approximately the same time.

Recommendations

1. The City has two alternatives in providing for adequate refuse disposal, and it should choose the solution with the lower long run cost. The City can purchase new equipment and a new site, or it can attempt to enter into an agreement with the County for the use of its landfill. Although the county will let the citizens of Clinton use the landfill at no cost, under its present policies, the county will charge the City for using the landfill. The City has an opportunity to purchase an eight acre site on Williams Mill Branch. If the city decides to acquire a site and operate its own landfill, careful study should be given to the possible effects to the floodplain and the water quality of Williams Mill Branch.

2. Towards the end of the planning period the City will need an additional packer truck for residential pick ups.

3. When the present landfill is closed, it should be converted to a recreation area.

POLICE PROTECTION

Inventory and Analysis of Existing Facilities

The Police Department has grown from 13 fulltime policemen and two school guards in 1960 to 19 fulltime policemen and four school guards. Clinton has

2.6 fulltime policemen per 1,000 population as opposed to 1.75 policemen per 1,000 population in 1960. The current ratio approaches the national average of 3.0 policemen per 1,000.

The Police Department is located in City Hall on Lisbon Street, and it patrols the city with three radio equipped patrol cars. The city is using the county jail facilities which will be adequate for the planning period.

Recommendations

The radio communication system will be greatly improved when the new law enforcement radio tower is built in the coming year. The City Police will be able to connect their system with the County in time of emergency. This communication system will be adequate for the planning period.

During the planning period the Police Department will add a fourth car to the force and eventually two additional men.

The largest problem of the Police Department at the present time is storage of equipment and providing adequate space for the police officers to store their personal equipment. Until the city feels the need to add the second floor to City Hall the need for storage space could be met by enclosing the breezeway between the Auditorium and City Hall.

FIRE PROTECTION

The Clinton Fire Department has a 7AA Fire Insurance Classification. In addition to providing protection within the City, the department answers calls within North and South Clinton Townships for a fee of $100 per call. The fire station is manned 24 hours a day by one of the three full time firemen. There are 19 volunteer firemen in the department.

There are three fire trucks on hand at the present time. One 1951 Mack 1,000 gallon pumper, a 1959 American LaFrance 750 gallon pumper, and a 1936 American LaFrance 750 gallon pumper, which is used as a back up unit. The City has a 1972, 1,000 pumper on order, with delivery scheduled for early spring. It will have a Ford engine with American LaFrance equipment. There are plans to keep all three of the existing units.

Recommendations

1. In order to adequately house four fire engines and to provide more storage space for equipment, the existing fire station needs to have an additional bay and storage room available. The City owns land adjacent to the station and no land acquisition is necessary for the expansion.

2. In spite of the little growth projected within the next twenty years, the City of Clinton should acquire a site and construct a second fire station towards the end of the planning period. This is justifiable due to the fact that the growth trend of the city is occurring on the northeast side, which will be more difficult to serve from the location of the existing station. The fact that industrial development has and is expected to increase and that the fire department also serves areas outside of the city also increases the need for an additional station and pumper company. The fire station should be located in the vicinity of Beaman Street and US 701.

3. The reliable life of a fire truck for fire insurance rating purposes is 25 years. In order to maintain its current rating, the 1959, 750 gallon pumper should be replaced in 1984.

PARKS AND RECREATION

Inventory and Analysis of Existing Facilities

In 1969 the City of Clinton changed the Recreation Commission to a City Recreation Department. The department is supported by a special levy of $.10 per $100 assessed valuation. At the present time 38 percent of the participants in the program live outside the city.

Facility Inventory. The inventory of recreation facilities has changed significantly in the last ten years. The Recreation Department no longer has the use of 24 acres on cemetery property. The Fisher Drive Park has increased from four acres to 5.3 acres. The facility contains a swimming pool, ball park, recreation center and play equipment.

In the southern portion of Clinton the Recreation Department has a recreation center located on Lisbon Street on a rental basis. It is overcrowded with program participants, and there is no outdoor play area connected with it. A tot lot is located at Ferrell and Maple Streets. The site is approximately one acre and has play equipment. A four acre tract owned by the city on South Boulevard is used for a park. Improvements to this park are scheduled during the next year.

One acre of land is used at the cemetery for a picnic area. The continued use of this site is uncertain. In addition to this the Recreation Department leases approximately four acres from the medical clinic at North Boulevard and Beaman Street for an athletic field.

The Recreation Department makes use of the school facilities in its athletic and summer recreation program. The department pays a fee to cover the light and heating bill.

Future Demand and Standards for Recreation Facilities. If Sampson County does not establish a recreation program or enter into a joint program with the City, the City of Clinton will be providing the recreation program for North and South Clinton Townships' population of 14,879 persons in 1990. In addition its park facilities will be serving more than the City's population. Using the North Carolina Highway Commission's estimate of 10,500 persons for Clinton's urbanized area in 1990, recreation standards of 2.5 acres per 1,000 population would indicate a need for 37.25 acres of park land.

Recommendations

In adapting the standards to fit Clinton the following recreation facilities will fulfill the needs of the people during the planning period.

1. Expansion of the Fisher Drive Park from 5.3 to 10 acres.

2. Acquisition of 5-10 acres and development of a recreation area in the vicinity of Ferrell and Maple Street.

3. Acquisition of 5-10 acres and development of a recreation area in the vicinity of Sampson Street and E. Robinson Street.

4. Acquisition of 5-10 acres and development of a recreation area in the vicinity of Raleigh Road and Kimbrough Road.

The recreation areas should contain a recreation center, lighted ball fields, lighted tennis courts, an outdoor game area, tot area, picnic area and ample parking. These facilities will replace land and buildings now being used under rental agreements.

PUBLIC BUILDINGS

Inventory and Analysis of Existing Facilities

The City's Administration is carried on in City Hall located at Lisbon and John Streets. This facility provides offices for the Mayor, City Manager, City Engineer, Building Inspector, Water Department, Police Department and City Council. The auditorium is used for social security and employment security representatives. New industries also use it as an interview center when initial mass hirings are carried on.

Recommendations

The Police Department is currently in need of more space. This space could be provided in a number of ways short of adding a second floor to City Hall. Towards the end of the planning period, it will probably be necessary to add a second floor to City Hall. Provisions were made when the building

was built for the addition of the second floor. When added, it should provide space for all departments in City government.

For the past seven years, with the exception of the 1971-72 fiscal year, the City Council has appropriated money for the construction of a Public Works facility to house the equipment of the Water, Sanitation and Street Department which is currently in an open yard on Ferrell Street. At the present time $44,000 has accumulated in the fund. There are two site alternatives: the present location of the public works yard on Ferrell Street or a piece of property next to Lundy Packing Company which will be acquired in the course of the Neighborhood Development Program project. Either of these sites would be acceptable for the operation. There are two drawbacks to the Neighborhood Development Program site. The soils may not be suitable for the intended operation and the odor from Lundy would not provide the best working conditions. Visual screening at the present yard and acquisition of the remaining properties on the block for the new building would be consistent with the Neighborhood Development Program land use planning.

CEMETERIES

Inventory and Analysis of Existing Facilities

The City owns and maintains two cemeteries in Clinton. Sandhill Cemetery was acquired in 1961. The city has done extensive grading and improvement. This cemetery will have adequate space during the planning period. Spring Vale Cemetery located on the southside has added 25 acres in 1960's which were used by the Recreation Commission under a lease agreement. This cemetery serves people throughout the county as well as the city, and the new section has been sold off more rapidly than anticipated.

Improvements During the Planning Period. The city should acquire the two lots on the southwest corner of Elizabeth and Spivey Streets and the approximately four and a half acre tract between the cemetery and U.S. 421 for the Spring Vale Cemetery.

THOROUGHFARE PLAN

The North Carolina Highway Commission currently is preparing a detailed Thoroughfare Plan for the City of Clinton. The purpose of this section is to outline the improvements needed during the planning period to provide adequate, efficient circulation with the proposed land use pattern. A detailed study of the Central Business District circulation and parking needs will be conducted in future Central Business District planning efforts. Recommendations listed below include proposals of the 1960 Community Facilities Plan which are still valid and proposals for the Neighborhood Development Program area.

Recommendations for Major Street Improvements

1. Construct N.C. 24 By-Pass south of Clinton.

2. Widen old N.C. 24 to four lanes from By-Pass to U.S. 421.

3. Widen Sampson Street to four lanes from W. Johnson Street to McKoy Street.

4. Widen Beamon Street to four lanes from College Street to Peterson Street.

5. Extend North Boulevard to 701 By-Pass.

6. Realign SR 1749 with the intersection of North Boulevard and 701 By-Pass.

7. Extend Fairfax Street to SR 1749 and 1751.

8. Extend John Street to College Street.

9. Realign John Street at Lisbon Street.

10. Widen John Street from Lisbon Street to Stetson Street.

11. Extend John Street to Barrus Avenue.

12. Extend Butler Avenue to Eastover Avenue.

13. Extend SR 1931 to Lisbon Street from Hamilton Beach plant.

14. Realign intersection of South West Boulevard and South Boulevard.

Recommendations for Collector Street Improvements

1. Extend Peterson Street to E. Carter Street.

2. Extend W. Johnson Street to Fayetteville Street.

3. Realign W. Faison Street at Fayetteville Street.

4. Extend Faison Street to Beamon Street.

5. Realign Still Street from Pine Street to Lisbon Street.

6. Widen Still Street to four lanes.

7. Widen Pine Street to allow parking on both sides of the street.

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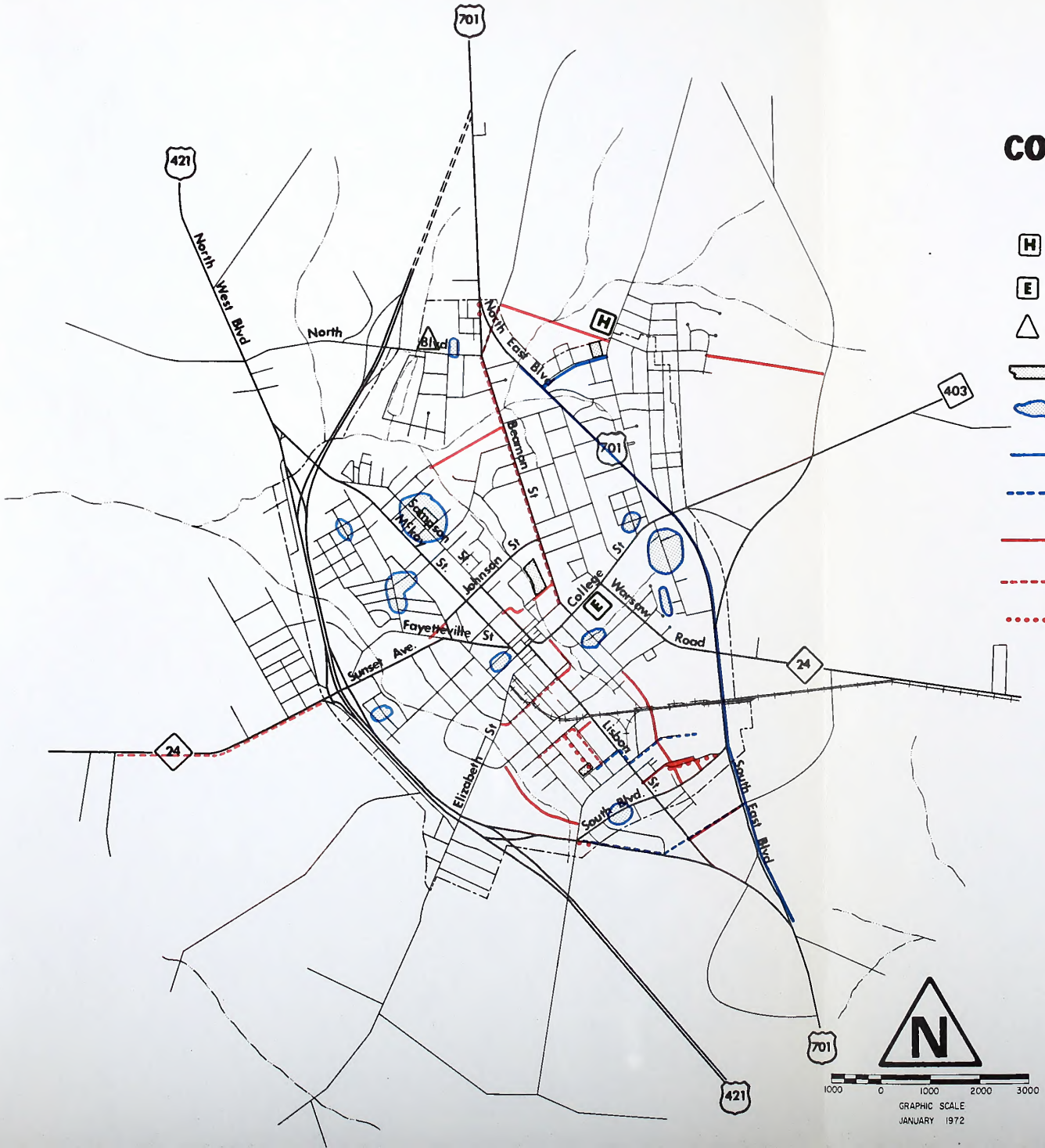
COMMUNITY FACILITIES PLAN, 1990



- H — HIGH SCHOOL
- E — ELEMENTARY SCHOOL
- △ — FIRE STATION
- PARK & COMMUNITY CENTER
- STORM DRAINAGE IMPROVEMENT AREA
- WATER SYSTEM IMPROVEMENTS
- SANITARY SEWER IMPROVEMENTS
- EXTENSIONS & NEW STREETS
- WIDENING EXISTING STREETS
- CLOSED INTERSECTION & STREETS

8. Construct new street from E. Butler Avenue to South Boulevard.

9. Construct new street from Lisbon Street to South Boulevard.

10. Construct new street paralleling Dollar Branch from Morisey Boulevard to W. Butler Avenue.

11. Construct new State road between 1229 and 1226.

12. Construct service road for U.S. 421 from Elizabeth Street to Butler Avenue south of U.S. 421.

Recommendations for Street Closings

1. Weeks Street from Lisbon to Fowler Street.

2. Fowler Street from Weeks Street to South Boulevard.

3. Oak Street from Still Street to Maple Street.

4. W. Railroad Street from Morisey Boulevard to John Street.

5. Cotton Street from John Street to Elizabeth Street.

IMPLEMENTING THE PLAN

As can be seen through the update, there have been several changes in Clinton's outlook for development and population growth since the 1960 Community Facilities Plan was prepared. During the next five to ten years, there will be more changes and it will again be necessary to update the plan or conditions may dictate the need for a new plan. The updated Community Facilities Plan through 1990 is shown in Figure 4.

The primary tool of implementing the community facilities plan after adoption is a twenty year public improvement program and five or six year capital improvements budget. The purpose of the Public Improvements Program is to outline the needs of the community on a priority basis for five year increments and to give as much detailed information as possible about each project. The Capital Improvements Budget gives a detailed outline of each project to be financed each fiscal year for five or six fiscal years with detailed information on financing and sources of grants and loans. Through the use of these two tools, the City of Clinton can make maximum use of its financial resources in meeting the needs of the people.

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